Karen Johnson Davidson County
Batch# 1115986 DEEDQC
03/27/2024 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021384

QUITCLAIM DEED

DONALD TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES: March 9, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Taylor Made Contracting, LLC	**New Owner**	**Tract 1: 071090A00500CO** **Tract 2: 071090A00600CO** **Tract 3: 071090A00700CO** **Tract 4: 071090A00800CO**
(NAME)	(NAME)	
1400 North 6th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **KAREN F. BROWN DUNLAP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **TAYLORMADE CONTRACTING, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Units 5,6,7, &8 of Legacy, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Legacy, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200310-0026883, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Legacy, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200310-0026883, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Karen F. Brown Dunlap and Taylormade Contracting, LLC, as tenants in common, from Karen F. Brown Dunlap of record in Instrument No. 20220809-009441 in said Register's Office.

This is unimproved property known as: 1607,1609, and 1611 Seminary Street Nashville, TN 37207 and 1546 Baptist World Center Drive, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 26 day of March, 2024.

Karen F. Brown Dunlap

Karen F. Brown Dunlap

STATE OF Florida

COUNTY OF Pasco.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN F. BROWN DUNLAP,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of March 2024.

Notary Public
My Commission Expires: 07/16/2027

Carlos Damian Morcuende Hernandez
MY COMMISSION # HH 422222
EXPIRES: July 16, 2027

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/26/24.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 3/26/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 26th day of March, **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

